

**TOY DISTRICT/DOWNTOWN INDUSTRIAL DISTRICT  
BUSINESS IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 22, 2009  
MINUTES**

**BOARD MEMBERS**

**Present:** Howard Klein, Matt Klein, Paul Vert.  
Don Steier was alternate for Donald Kanner.

**Absent:** Ernie Doizaki, Donald Kanner, Richard Gardner,  
Richard Meruelo, Larry Rauch, Bill Shinbane,  
Mark Shinbane and Michael Tansey.

**STAFF:** Herlinda Chico, Raquel King, Estela Lopez and  
Vicky McCormick.

**CONSULTANTS:** Qathryn Brehm, Ken Coelho and Don Steier.

**I. CALL TO ORDER**

Vert called the meeting to order with a quorum at 12:11pm.

**II. PUBLIC COMMENT PERIOD ON NON-AGENDA ITEMS**

None.

**III. APPROVAL OF MINUTES**

H. Klein made a motion to approve the July 28, 2009 minutes, and M. Klein seconded. The Board unanimously approved.

**IV. LITTLE TOKYO GALLERIA**

Lee Raubin, land use and planning consultant for the galleria, introduced himself and the galleria's property manager, Jay Chun. Raubin reported that the galleria was developed in the 1980's, initially financed by the CRA. The property has been purchased by six men who want to reinvigorate the galleria by attracting new businesses and new customers. There are 700 parking spaces for the galleria in total. Currently, there are four

**applications for beer and wine, and eight applications for a full line of alcohol.**

**The former bowling alley will be transformed into a 40,000 sq. ft. health club and spa. Raubin stated that he filed the conditional use permit four months ago. He will be presenting the project to the Downtown Los Angeles Neighborhood Council and Little Tokyo Association.**

**Chun expressed to the Board that the goal for the galleria is to make it a positive atmosphere, transforming the grocery market into an international market, instead of a Japanese only market. Chun passed out renderings showing plans for three floors. He informed the Board that it will take two years to build out and open the health club/spa. Chun also stated that management would like to partner with the Arts District to put on events on the second floor of the galleria. Chun stated that management wants to get away from the galleria being an “Asian Mall”, moving toward a mall for everyone.**

**Chun stated that security cameras will be placed throughout the building, additional lighting will be added, and separate smoking areas have been designated.**

## **V. FINANCE**

**Toy:**

**Coelho reported that for the month of August, the BIDs are in good shape. The Toy District received a \$2,000 holiday beautification grant from the DWP. Toy is \$6,000 under budget (for the month); \$222,000 cash at the end of the month. Toy is currently projected to end the year with approx. \$20,000 in the bank, however, due to increased maintenance services during the holidays, it is anticipated Toy will probably just break even.**

**Coelho informed the Board that \$29,684 in assessment revenue has not been collected. Coelho stated that he has projected that the BID will collect \$20,000. \$11,000 has been budgeted for delinquencies.**

**DID:**

**Coelho reported that DID also received a \$2,000 holiday beautification grant from the DWP. Coelho stated that expenses are even with the budget. DID is under budget in security, but over budget in maintenance due to a timing difference. Coelho anticipates ending the year with a little over \$100,000 cash.**

**Coelho reported that \$194,000 in assessment revenue has not been collected; \$80,000 is the budgeted delinquency amount. Coelho stated that the BID needs to collect \$114,000 before year end. Coelho stated that the BID could potentially have \$100,000 cash at year-end.**

**Lopez informed the Board that due to the constraints of the City budget, it is suspected that the supply of trash bags, paint, and other supplies that the City gives to the BIDs, will be impacted or eliminated, which will be an added expense for the BIDs.**

**Klein suggested obtaining the costs for the supplies, and add that figure to the 2010 budget.**

**Coelho informed the Board that there is \$30,000 in the DID I account. Coelho then reported that \$63,000 has been spent on the CCEA Check-In Center, however, 38,000 has been reimbursed by LAHSA thus far.**

**VI. OPERATIONS**

**Toy:**

**McCormick reported that on July 10, 2009, the BID implemented colored bags in the Toy District in efforts to identify the merchants who illegally dump, and within a month of the colored bags, the amount of pedestrian trash collected has decreased significantly. The BID is no longer collecting illegal dumping from Toy District merchants.**

**McCormick reported that the amount of abandoned property on the sidewalks has increased slightly. Illegal dumping increased in August. Illegal vending decreased due to task force led by LAPD Senior Lead Officer Earl Wright.**

**DID:**

**McCormick reported that the number of trash bags collected in August was slightly higher than the prior month. There is a growing issue with pallets and trash on Merchant and Kohler Streets, there's also an increased amount of people camping out on both streets.**

**McCormick stated that illegal dumping continues to be a problem; SRO's dump old mattresses on the sidewalks. The BID public safety officers are now visiting the locations that dump, inform them that if they continue to dump a citation will be given.**

**McCormick informed the Board that a property owner contacted her to ask if he should rent his building out to marijuana growers. McCormick stated that she informed him that growing marijuana is illegal.**

**McCormick reported that y-t-d statistics are 50% less than 2008. She also mentioned that LAPD Lt. Paulsen implemented a drinking in public task force in efforts to decrease fights that usually take place during intoxication.**

**McCormick informed the Board that she attended the International Downtown Association conference in Milwaukee, Wisconsin where she sat on a public safety panel regarding L.A. BIDs and the Police Department relationship, and how they work together. The panel included LAPD Captain Blake Chow, the Fashion District, and the Downtown Center BID.**

**McCormick reported that two BID public safety officers witnessed three individuals drinking alcohol on Kohler Street, and informed the individuals that drinking in public is illegal and advised them to cease from drinking in public. One of the**

individuals became irate, struck the BID officer in the face, the officer's baton fell, and the individual grabbed the baton, while getting sprayed with pepper spray. The individual ran and the officers called for back while chasing the individual in efforts to retrieve that officer's baton, and detain the individual until LAPD arrived. The chase led to the park at 6<sup>th</sup> & Gladys where the BID officers apprehended the individual, but were surrounded by people in the park. A help call went out to the LAPD watch commander, who dispatched the call over the radio, stating a BID officer needed help. Ten LAPD units responded and the suspect was arrested. There was a six minute response time from the LAPD.

## **VII. LEGISLATIVE UPDATE**

### **610-612 E. 7<sup>th</sup> Street (Le Mystere):**

Lopez reported that the public hearing for the proposed restaurant/bar went well. CCEA along with CD14, UCEPP, and LAPD Newton Area attended the hearing to oppose the restaurant/bar. The Zoning Administrator decided to keep the case file open for two weeks in efforts to obtain more information from both parties. The ZA will issue his determination in the near future.

### **Marijuana Dispensary:**

Lopez reported that the hardship exemption was denied to the dispensary at 748 S. San Pedro. The property and business owner were sent a letter informing them that the business is operating illegally.

### **DLANC Skid Row Tree Planting:**

Lopez reported that the Downtown Los Angeles Neighborhood Council in partnership with the L.A. Conservation Corp want to plant 70 trees in Skid Row. Lopez stated that she is working to identify appropriate locations in Skid Row for tree planting, if any, and to determine if there is support from the business community. The Conservation Corp appears willing to conduct a much smaller "demonstration project" on Alameda Street. Lopez informed the Board that the City can plant a tree anywhere there

**is a tree well. Also, non-profits obtain grant money to plant trees, and volunteers to commit to five years of maintaining the trees. If agreed upon by all parties, the trees on Alameda will be planted October 24, 2009.**

#### **VIII. NEW BUSINESS**

**Lopez informed the Board that the self cleaning port potties are becoming an issue with drug/alcohol activity, as well as prostitution.**

**IX. ADJOURNMENT- The meeting of the Board was adjourned at 1:09pm.**